

433, 22 Richard Place SW  
Calgary, Alberta

MLS # A2263235



**\$339,800**

|                  |                                                           |               |                   |
|------------------|-----------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Lincoln Park                                              |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                        |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                               |               |                   |
| <b>Size:</b>     | 920 sq.ft.                                                | <b>Age:</b>   | 2002 (23 yrs old) |
| <b>Beds:</b>     | 2                                                         | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Parkade, Titled, Underground               |               |                   |
| <b>Lot Size:</b> | -                                                         |               |                   |
| <b>Lot Feat:</b> | Gazebo, Landscaped, Low Maintenance Landscape, Many Trees |               |                   |

|                    |                                                                                        |                   |        |
|--------------------|----------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Hot Water, Natural Gas                                                      | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                 | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                        | <b>Condo Fee:</b> | \$ 745 |
| <b>Basement:</b>   | -                                                                                      | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame                                                              | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | Poured Concrete                                                                        | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | N/A                                                                                    |                   |        |

This sun-filled top floor end unit in Lincoln Park offers peace, privacy and a layout that just makes sense. With no one above you and only one shared wall, it's a true quiet retreat in a vibrant, walkable community. Inside, warm walnut hardwood floors set the tone for the open-concept main living space, where a stylish kitchen is framed with full-height cabinets, subway tile backsplash and a peninsula breakfast bar perfect for easy mornings or casual conversation. The dining area flows effortlessly into the inviting living room, anchored by a gas fireplace and oversized windows that draw in natural light all day long. Step outside to your huge SW-facing corner balcony, covered for year-round use with tranquil mature tree views - offering the perfect setting for a quiet morning coffee or relaxed summer barbecue with friends. The thoughtful floorplan separates the two bedrooms for privacy, with the spacious primary suite featuring a walk-in closet and a 4-piece ensuite. The second bedroom is ideally on the other side of the unit, tucked beside the 3-piece bathroom, ideal for guests or roommates. A den provides the perfect space to work from home, set up a reading nook or hobby space or use for extra storage. In-suite laundry, a titled underground parking stall and a storage locker round out the everyday conveniences. This well-managed, amenity-rich building includes a fully equipped fitness centre, party room, bike storage, and a car wash bay. All of this in a prime location just steps from MRU, transit, restaurants, and shopping, whether you're buying for yourself, your student or your portfolio, the lifestyle here is hard to beat!